



# Upper Fremont

*A Neighborhood Center with Everyday Essentials*

## Frequent Transit

9 min to Ballard  
12 min to Greenwood  
14 min to U District  
22 min to Downtown

## Schools & Childcare

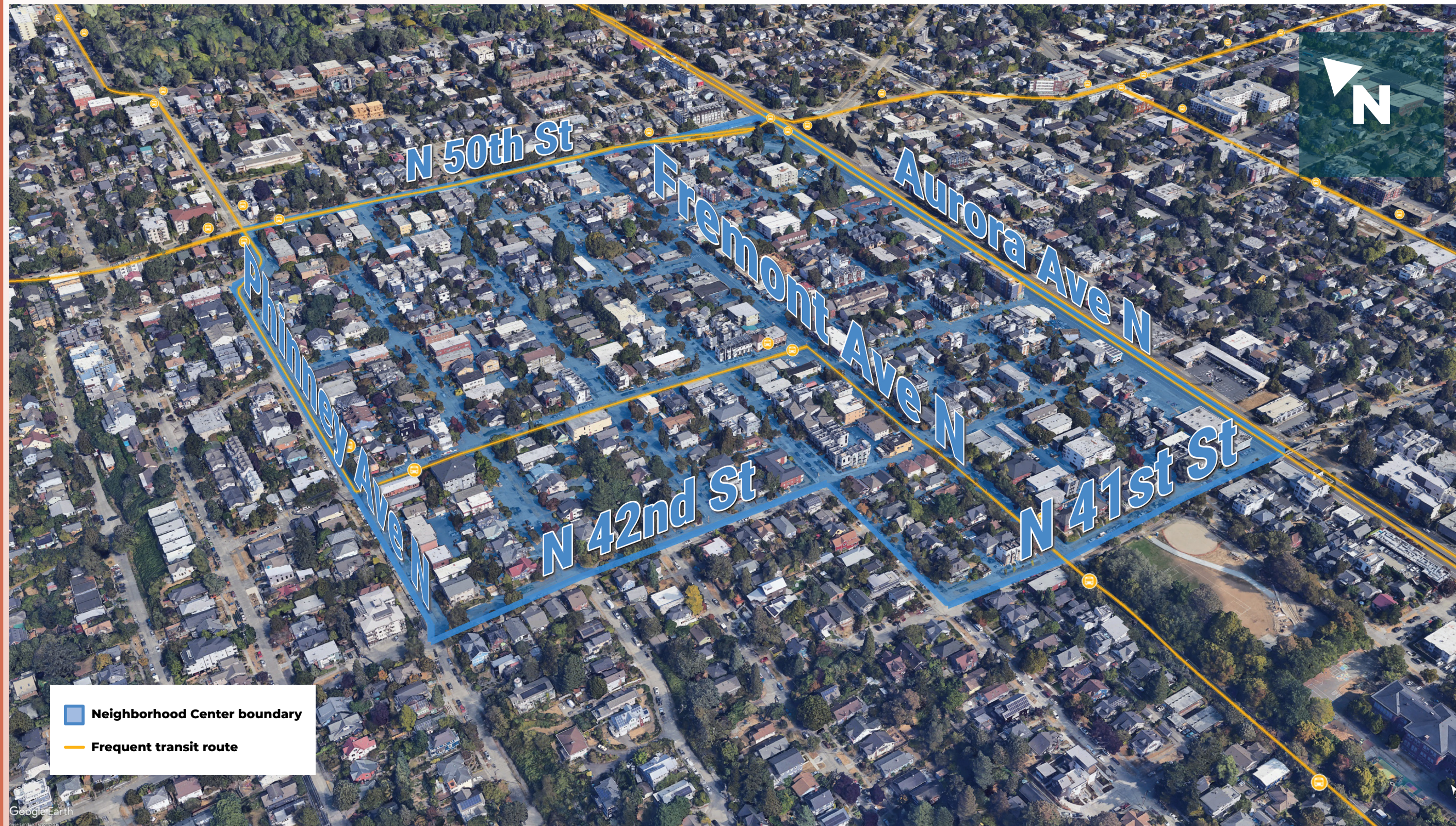
BF Day Elementary  
School (nearby)

## Shops & Services

Groceries  
Coffee Shops  
Retail Stores  
Convenience Store

## Parks & Open Spaces

BF Day Playground  
(nearby)  
Fremont Peak Park  
(nearby)  
Woodland Park Zoo &  
Rose Garden (nearby)



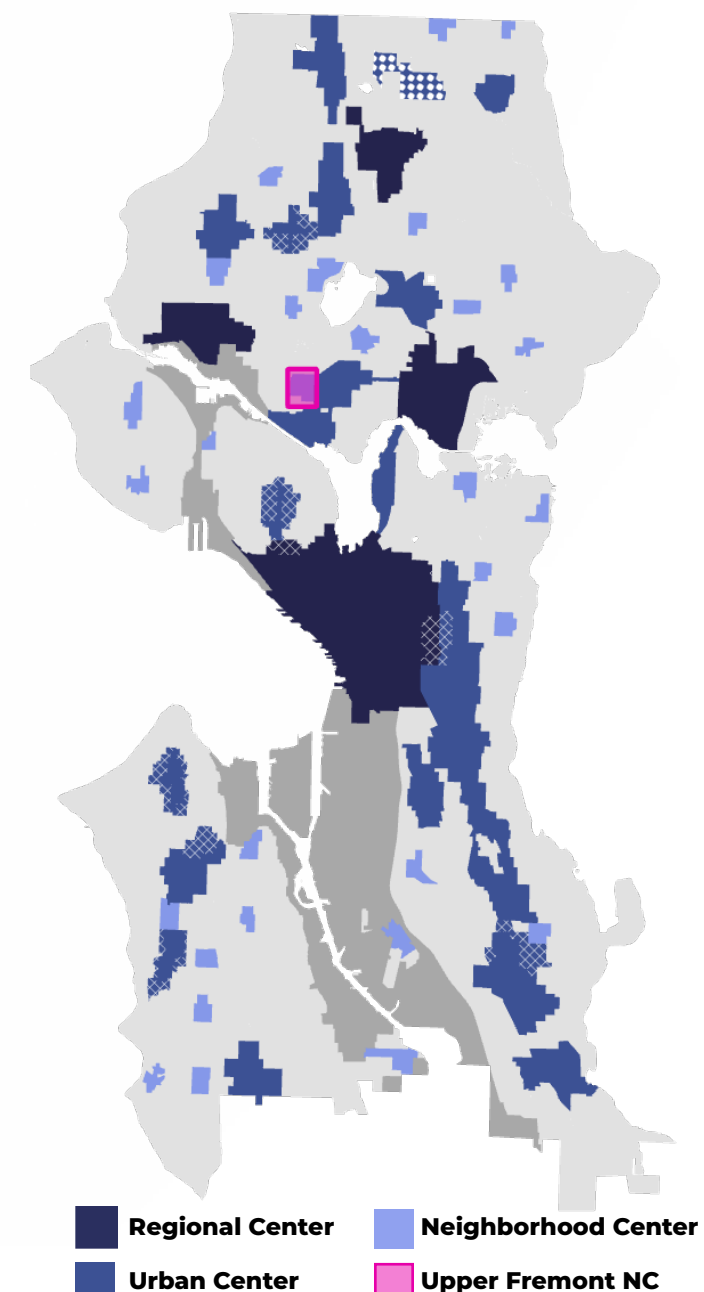
Upper Fremont's commercial core along Fremont Ave N has vibrant local businesses, with additional commercial activities along Aurora Ave N to the east. Frequent buses connect to Downtown, Greenwood, U District, and Ballard.

Residents can easily access open space at nearby parks as well as the zoo.

Upper Fremont is one of 30 proposed new Neighborhood Centers

Neighborhood Centers are places with a variety of housing options centered around a local commercial district and/or major transit stop (such as RapidRide). They typically serve as focal points within neighborhoods, offering shops, services, grocery stores, restaurants, and more.

These places are suitable for residential and mixed-use buildings up to 6 stories in core and smaller apartment buildings on the periphery. Neighborhood centers should generally encompass areas within 800 feet, or one to three blocks, of the central intersection or transit stop.





## A detailed map of the Wallingford Urban Center area. The map shows various streets including N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 91st St, N 92nd St, N 93rd St, N 94th St, N 95th St, N 96th St, N 97th St, N 98th St, N 99th St, N 100th St. Land use designations are shown in different colors: Current LR1 (light blue), Proposed LR3 (dark blue), Current LR2 (orange), Proposed MR1 (yellow), Current LR3 (green), Proposed LR3 (light green), Current LR1 (purple), Proposed LR3 (pink), Current LR1 (brown), Proposed LR3 (tan), Current LR1 (grey), Proposed LR3 (white). The map also includes labels for "UPPER FREMONT NEIGHBORHOOD CENTER" and "WALLINGFORD URBAN CENTER".

## Proposed Zoning Changes

The commercial core along Fremont Ave N as well as along Aurora Ave N will allow higher mixed-use buildings generally up to 65 feet, and up to 55 feet near Fremont Ave N and N 42nd St.

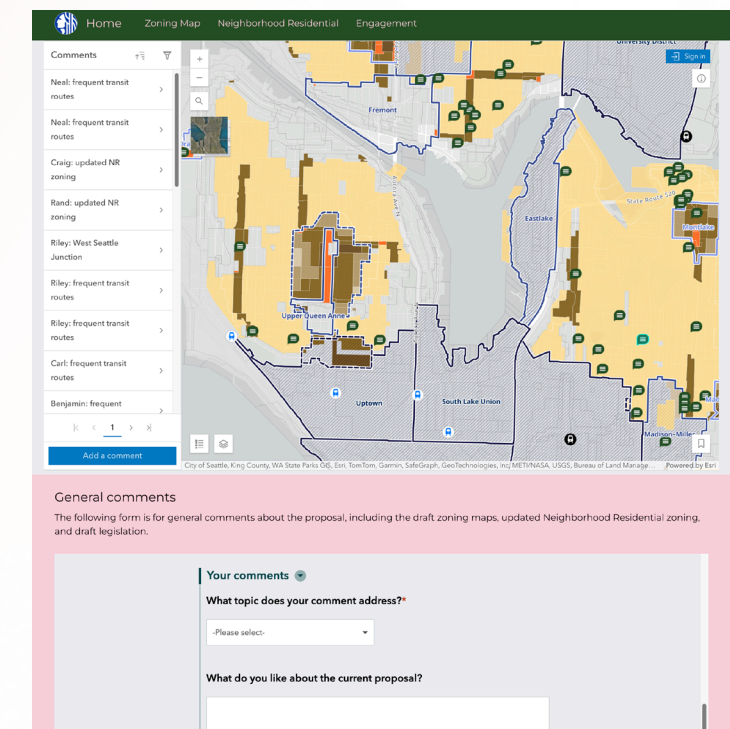
The residential area between Fremont and Aurora will have Midrise 1 zoning which allows multifamily buildings up to 6 stories. Most of the blocks west of Evanston Ave N and south of N 42nd St will have Lowrise 3 zoning which allows residential buildings up to 5 stories.

## Share Your Feedback

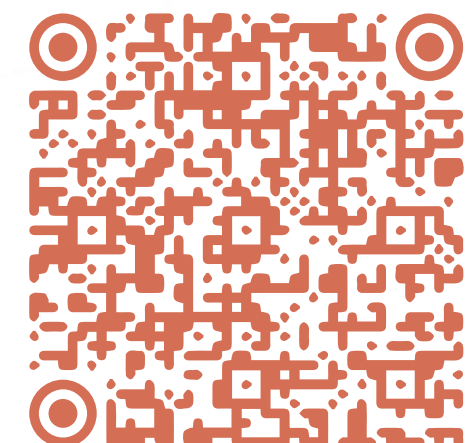
What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

Do you think this is the **right mix of zoning types** to encourage new housing and a walkable neighborhood?

Access more information on the City's zoning proposal, including interactive maps and ways to provide feedback.



Share your thoughts regarding a specific location on the online map or submit a comment form by December 20, 2024 at **[Zoning.OneSeattlePlan.com](https://www.zoning.one-seattle-plan.com)**



### Neighborhood Residential (NR)

NR (formerly called Single Family) is Seattle's lowest-density residential zone. It allows a mix of primarily attached and detached homes. Updated NR zoning would allow more middle housing types and fulfill requirements in House Bill 1110.

### Lowrise 1 (LR1)

LR1 is a low-density residential zone that allows townhouse-style development at a three-story scale.

### Lowrise 2 (LR2)

LR2 is a residential zone that allows multifamily development up to four stories.

### Lowrise 3 (LR3)

LR3 is a residential zone that allows multifamily development up to five stories.

### Midrise (MR1 or MR2)

MR1 is a proposed new residential zone that would allow multifamily development up to six stories. MR2, currently simply called "Midrise," is a residential zone that allows multifamily development up to eight stories.

### Neighborhood Commercial (NC)

NC zones are mixed-use areas that allow a range of retail, office, institutional, and residential uses.

### Commercial (C)

**Commercial (C)**  
C zones are mixed-use areas that allow a range of retail, office, institutional, light industrial, and auto-oriented commercial uses.

**No rezone proposed**





# Whittier

*A Neighborhood Center with Everyday Essentials*

## Frequent Transit

5 min to Ballard  
30 min to Downtown

## Schools & Childcare

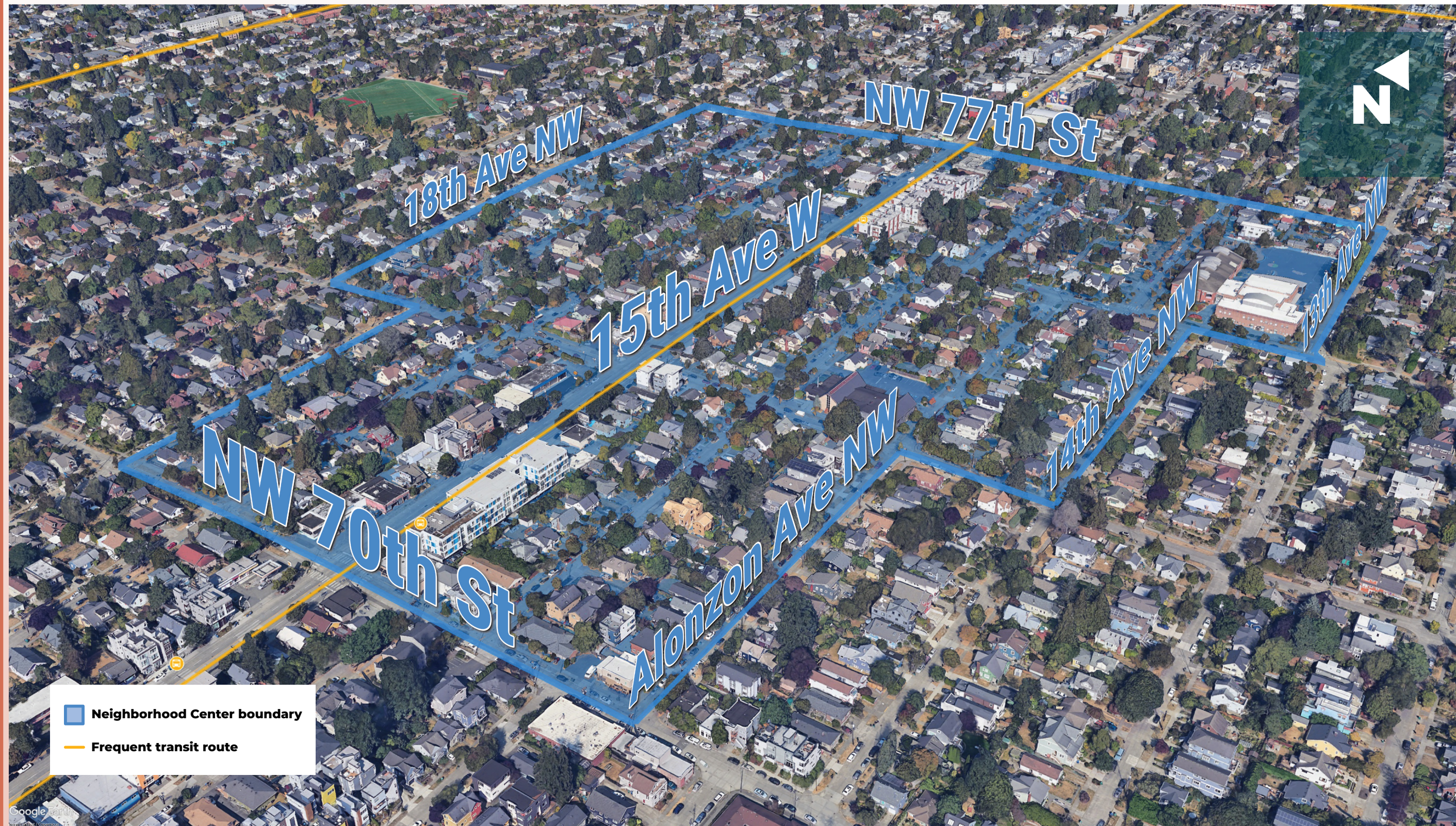
Preschools  
Whittier Elementary School  
Ballard High School (nearby)

## Shops & Services

Restaurant  
Personal Services  
Tool Library

## Parks & Open Spaces

Loyal Heights Playfield (nearby)  
Salmon Bay Park (nearby)  
Ballard Pool (nearby)



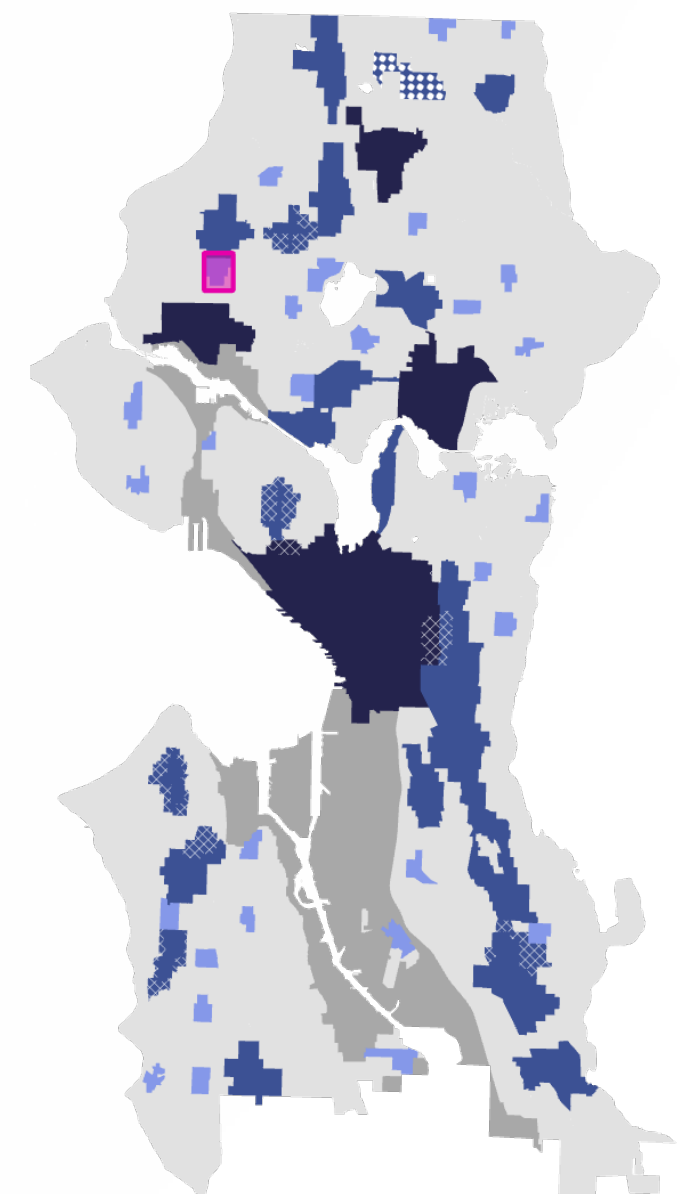
The Whittier Neighborhood Center sits adjacent to the Crown Hill Urban Center and a short distance from the Ballard Regional Center.

This center is organized around 15th Ave NW and NW 75th St, where a variety of commercial activities can be found. The neighborhood is well served by frequent transit (RapidRide D).

Whittier is one of 30 proposed new Neighborhood Centers

Neighborhood Centers are places with a variety of housing options centered around a local commercial district and/or major transit stop (such as RapidRide). They typically serve as focal points within neighborhoods, offering shops, services, grocery stores, restaurants, and more.

These places are suitable for residential and mixed-use buildings up to 6 stories in core and smaller apartment buildings on the periphery. Neighborhood centers should generally encompass areas within 800 feet, or one to three blocks, of the central intersection or transit stop.







# Whittier

## Zoning Update for a New Neighborhood Center

In October 2024, we released the Mayor’s proposed Growth Strategy, which will guide where and what types of new housing can be built in Seattle over the next 20 years. To implement this Growth Strategy, the City is proposing new zoning designations in areas throughout the city, including new Neighborhood Centers, such as Whittier.

### Proposed Zoning Changes

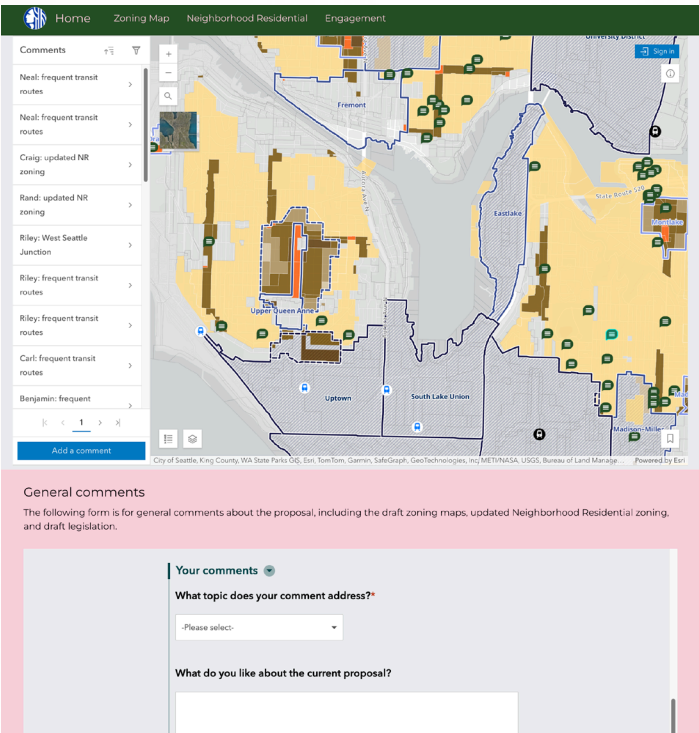
Zoning along 15th Ave NW is mixed use commercial (NC3) with a 65-foot height limit. East and west of 15th Ave NW zoning is LR3 transitioning to LR2 at the eastern and western edge of the Center.

### Share Your Feedback

What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

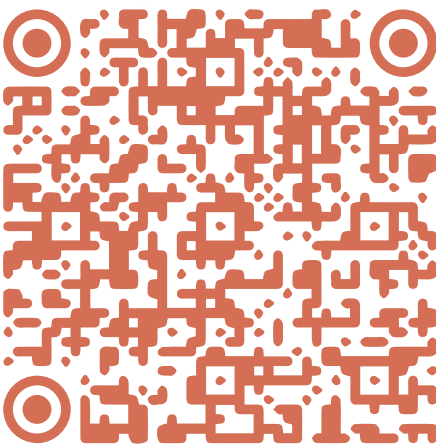
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- No rezone proposed**

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# West Green Lake

*A Neighborhood Center with Everyday Essentials*

## Frequent Transit

15 min to Roosevelt  
19 min to Downtown  
23 min to U District  
25 min to Northgate

## Schools & Childcare

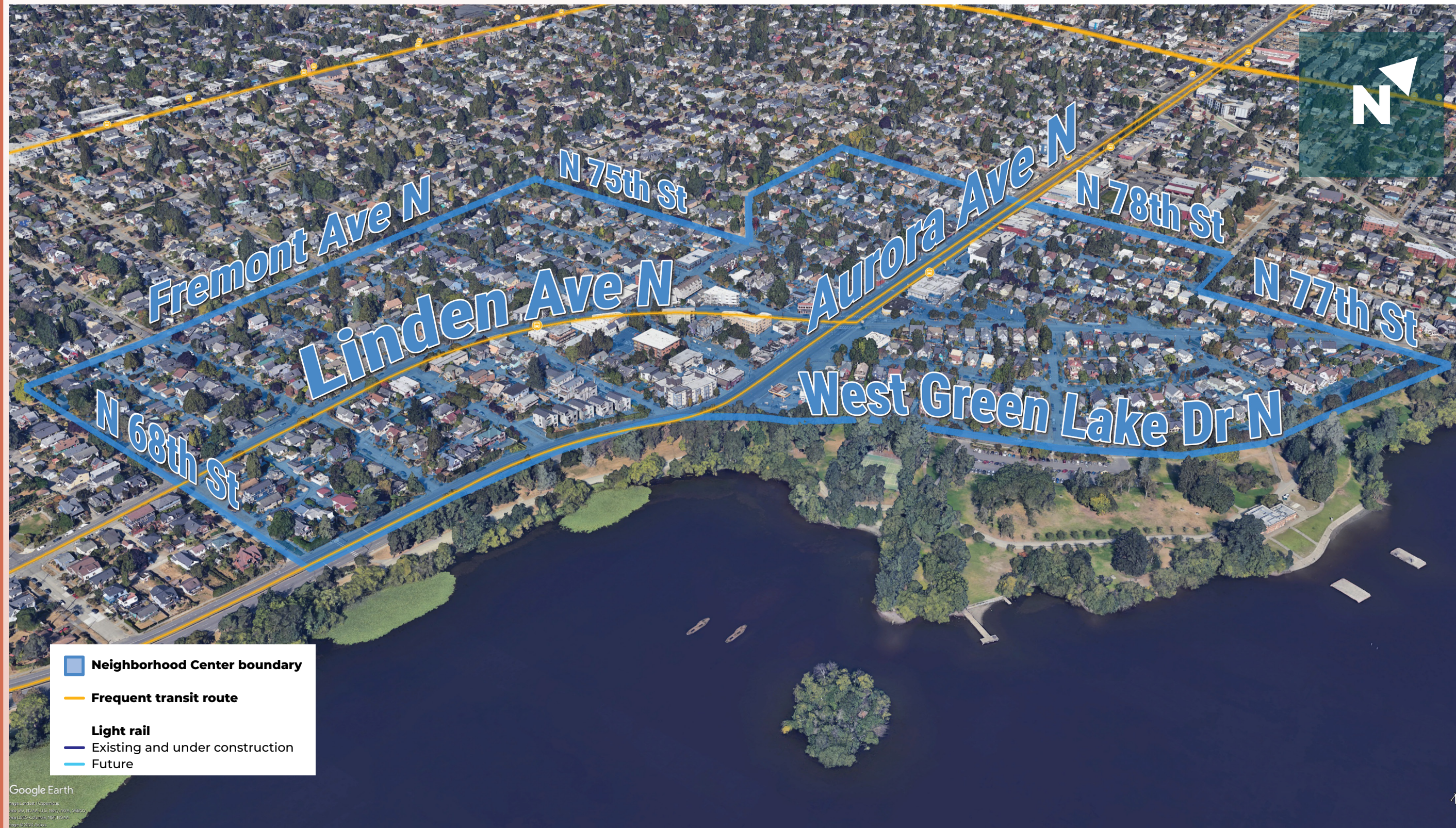
Daniel Bagley  
Elementary School  
(nearby)

## Shops & Services

Groceries  
Restaurants  
Bars  
Barber Shop  
Health Club  
Convenience Store  
Gas Station  
Theater

## Parks & Open Spaces

Green Lake Park  
Lindern Orchard Park



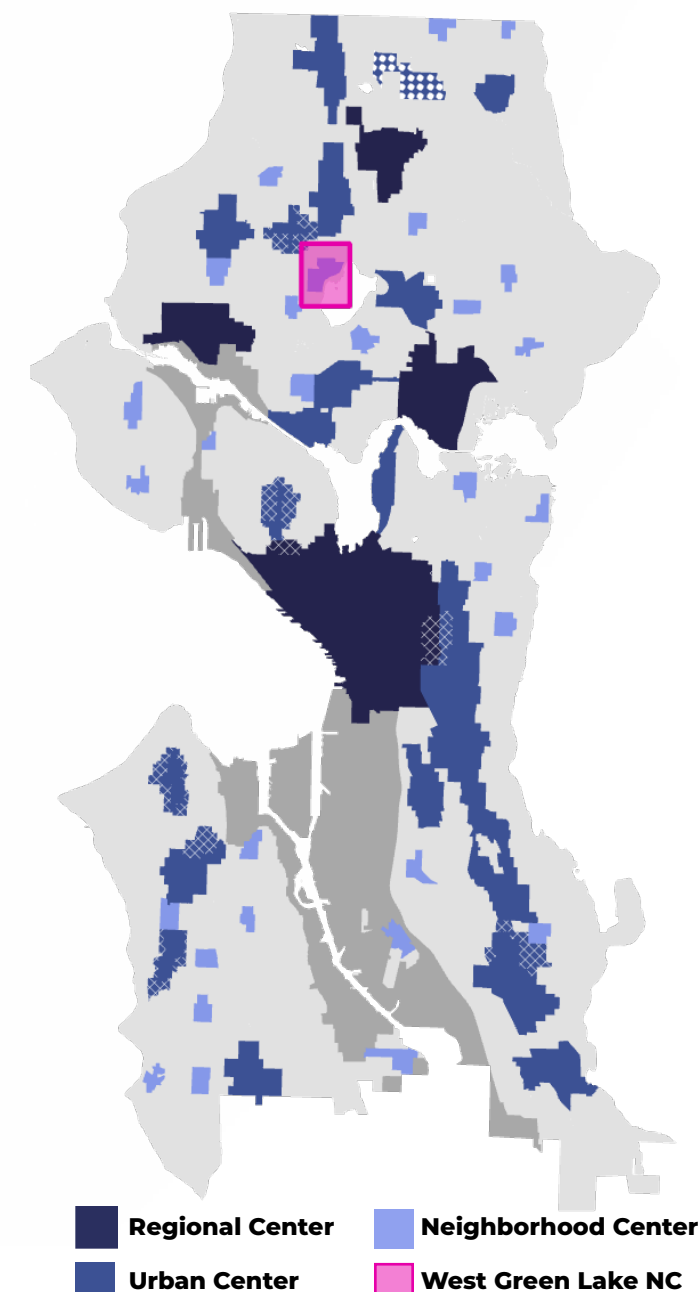
The West Green Lake Neighborhood Center is located on the northwestern shore of Green Lake, with N 78th St serving as its northern border and N 68th St its southern border. The commercial focus of this center is Aurora Ave N with restaurants, groceries,

services and miscellaneous shopping opportunities. The neighborhood is well served by frequent transit (RapidRide E), within walking distance of Metro Route 45 and 61, and its proximity to Green Lake provides ample recreational opportunities.

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# West Green Lake

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### Proposed Zoning Changes

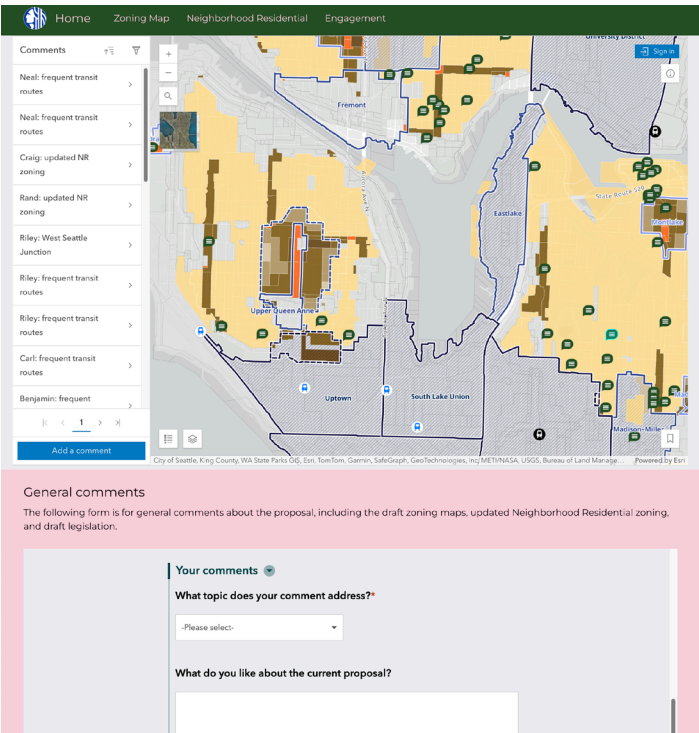
Zoning in the West Green Lake Neighborhood Centers is primarily LR3 (buildings up to 5 stories) with NC3 (mixed-use commercial) with 65-foot height limits lining Aurora Ave N. The northern, southern, and eastern edges of the neighborhood are zoned LR2 (buildings up to 4 stories).

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- No rezone proposed**
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-



# Tangletown

*A Neighborhood Center with Everyday Essentials*



## Frequent Transit

5 min to Wallingford  
10 min to Roosevelt  
15 min to Fremont  
32 min to Downtown

## Schools & Childcare

McDonald Elementary  
School (nearby)

## Medical Services

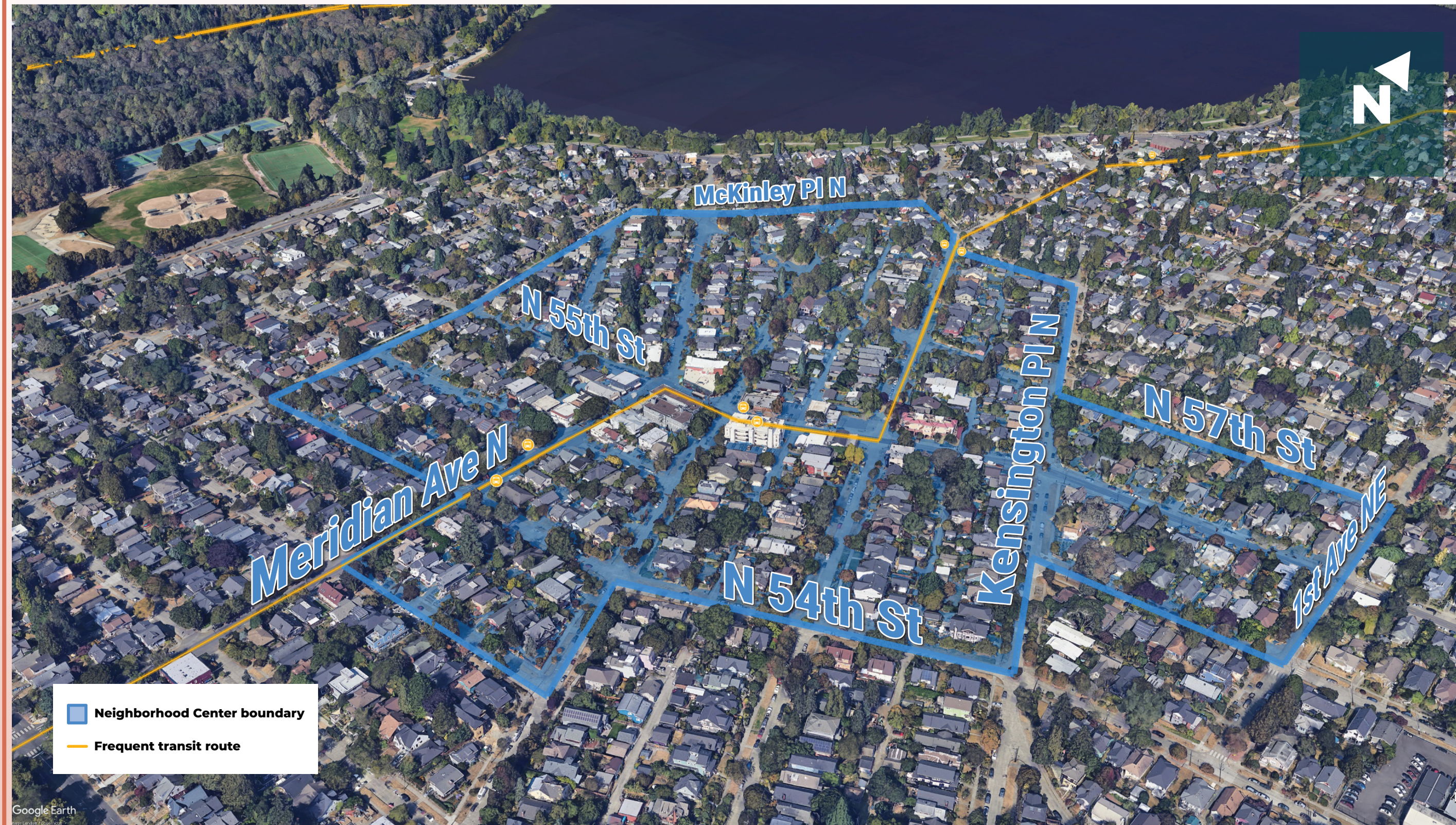
Dentist

## Shops & Services

Coffee shops  
Restaurants  
Bars  
Convenient store

## Parks & Open Spaces

Keystone Place  
Green Lake Park  
(nearby)  
Woodland Park  
(nearby)



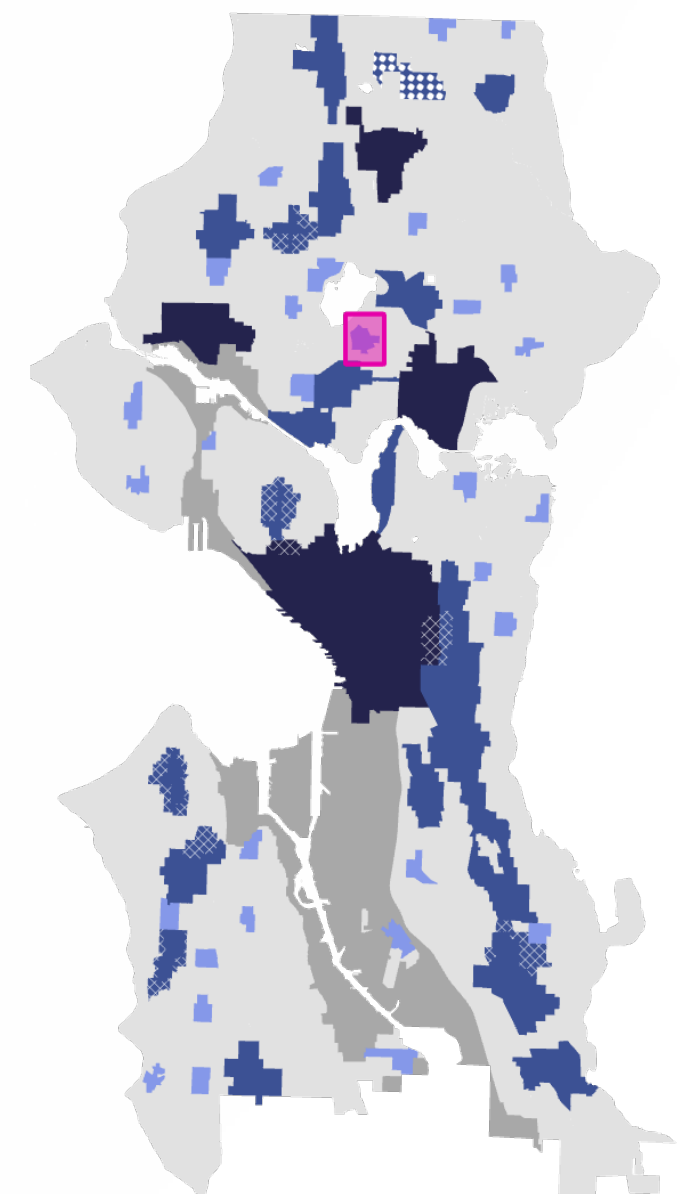
The Tangletown Neighborhood Center provides a mix of goods and services for residents in the surrounding area south of Green Lake. The neighborhood is centered on Keystone Pl N and N 55th/56th St and is walking distance to McDonald School.

Its proximity to Green Lake Park and Woodland Park provides a range of recreational opportunities. The center is well connected to other neighborhoods with frequent transit (Metro Route 62).

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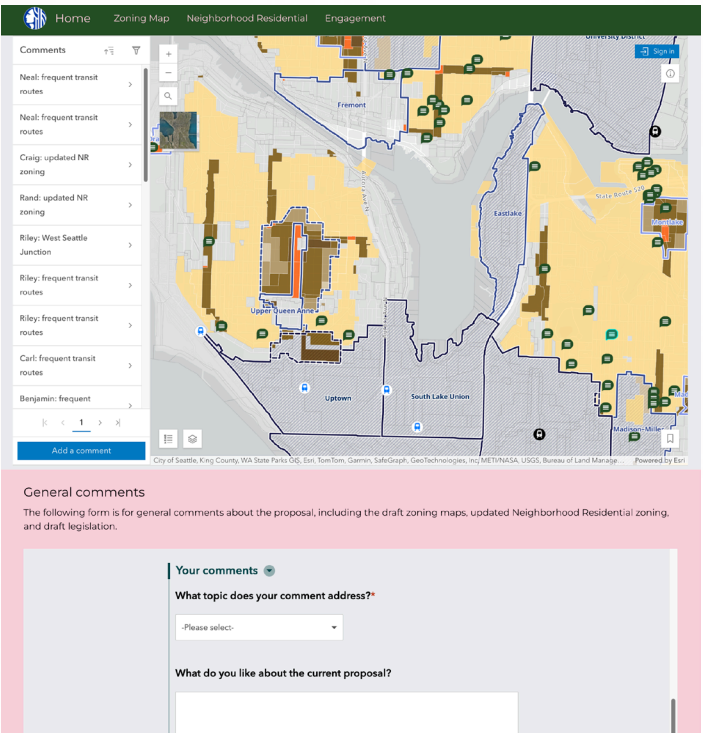
Zoning in the Tangletown Neighborhood Center includes NC3 (mixed use) zoning in the heart of the center along N 56th St, LR3 (4 to 5 story residential) on the blocks adjacent to N 56th St extending east to 1st Ave N, west to Wallingford Ave N and south to N 57th St. The blocks just north of N 57th Street and one block to the west and one block to the south are zoned LR2.

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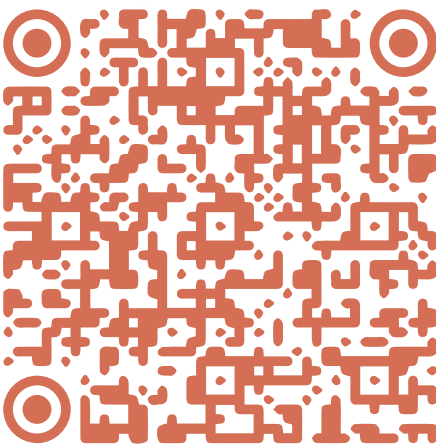
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# Phinney Ridge

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## Frequent Transit

11 min to Fremont  
24 min to Downtown

## Schools & Institution

Phinney Community Center  
Preschools

## Medical Services

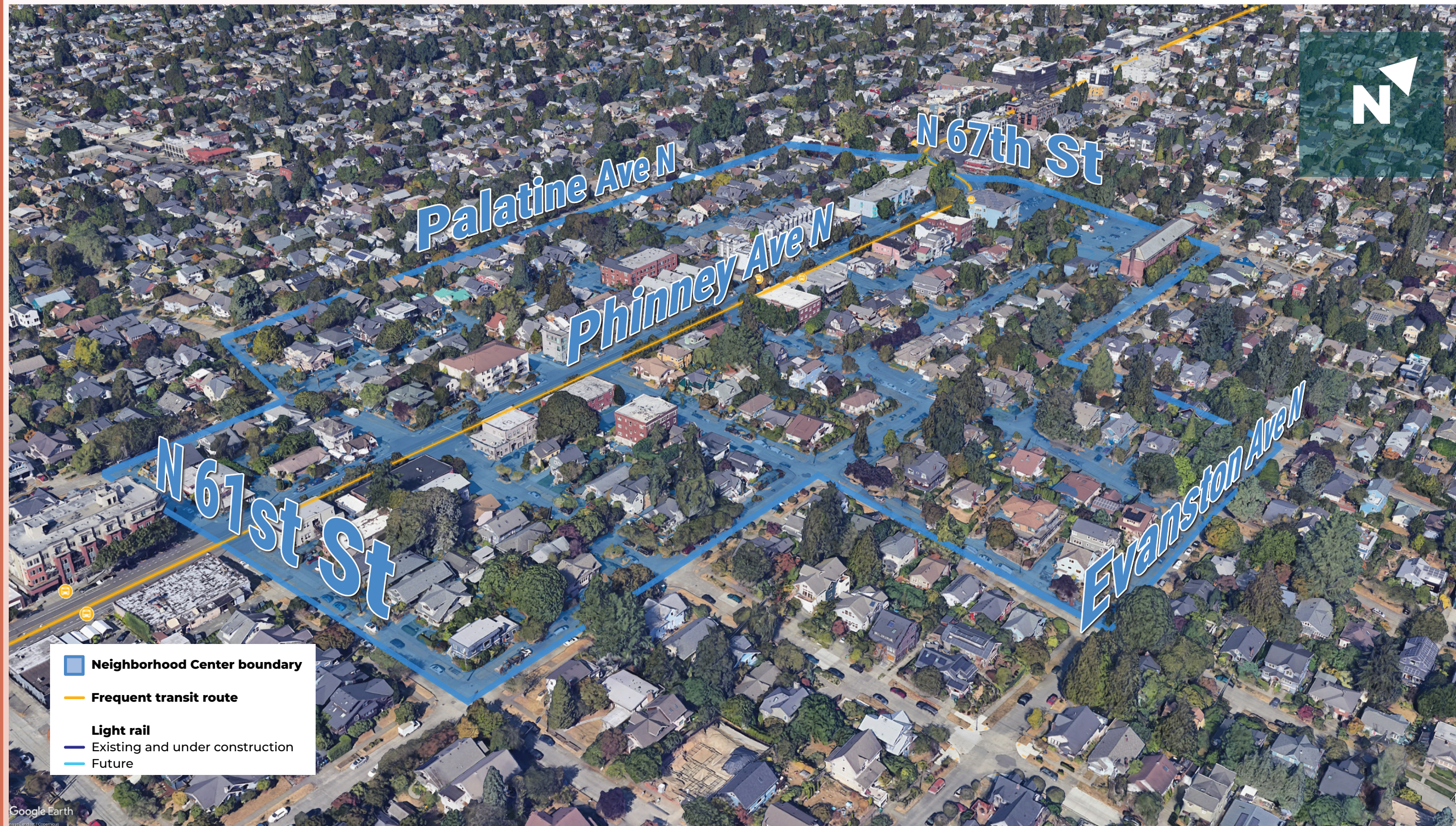
Dentist

## Shops & Services

Coffee Shop  
Barbershop  
Hair Salon  
Pilates Studio  
Restaurants  
Fast food

## Parks & Open Spaces

Heart of Phinney Park  
Woodland Park (nearby)



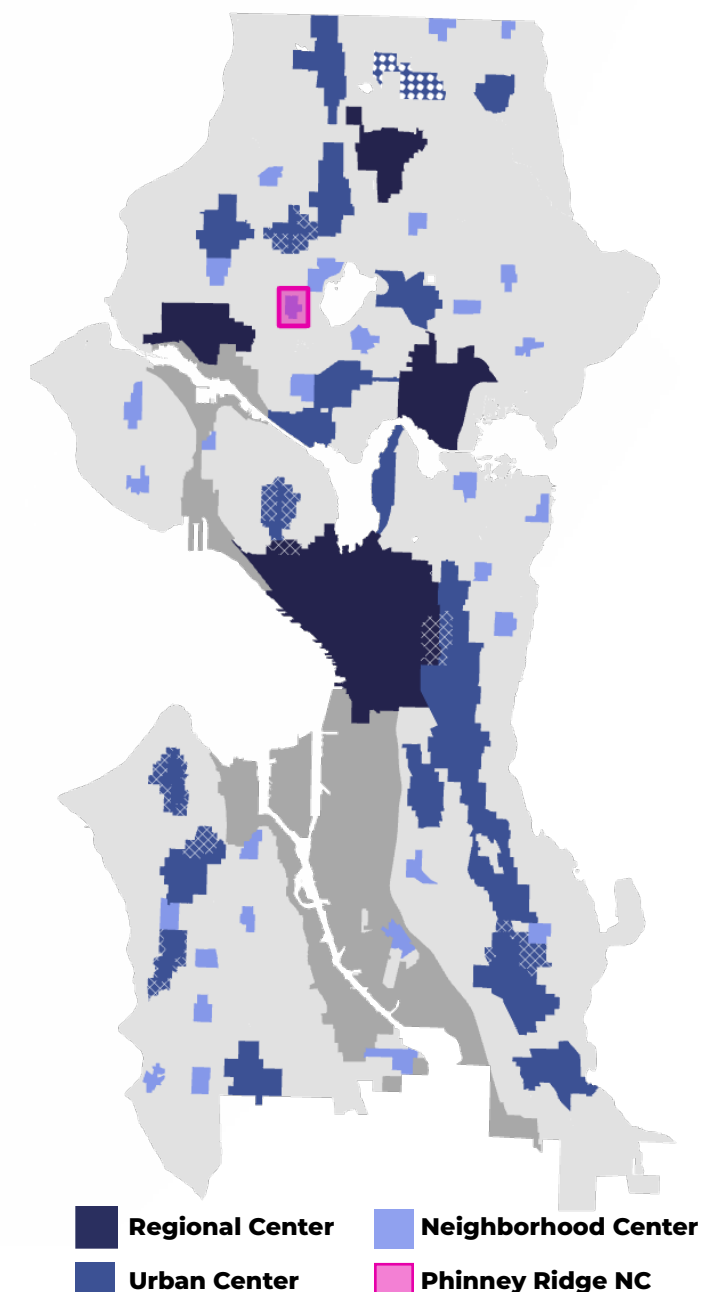
The Phinney Ridge Neighborhood Center is defined by mixed use commercial development along Phinney Ave N with residential development to the east and west.

This neighborhood center includes the Phinney Community Center and a variety of goods and services providers. The neighborhood is well served by frequent transit (Metro route 5).

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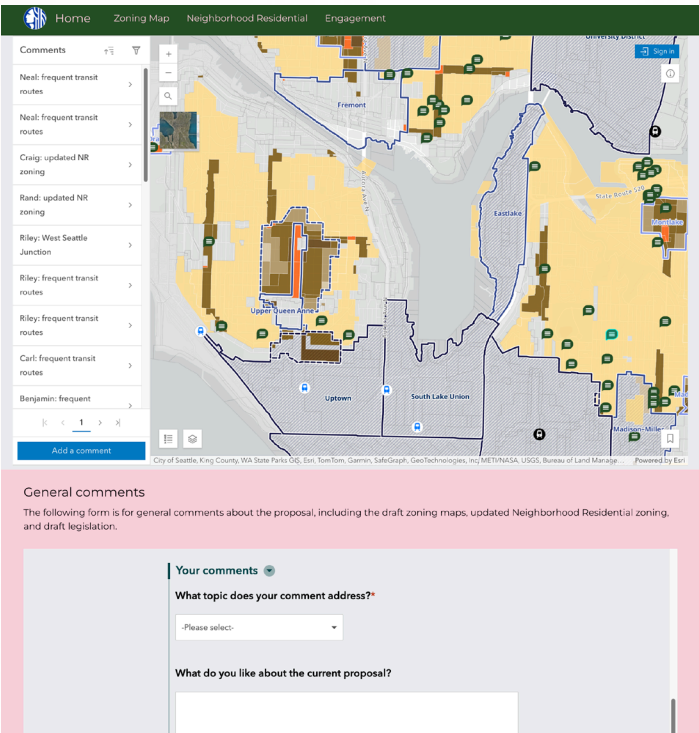
Mixed-use commercial zoning (NC3) with a height limit of 65 feet lines Phinney Avenue N between N 61st St and 67th Street. To the east and west of Phinney zoning is LR3 fronting on Greenwood Avenue N and LR2 on the west side of Palatine Ave N. Zoning is LR3 east of Phinney Ave N with a small node of LR2 at the western most edge on N 64th Street.

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